

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



January 13, 2014

E. Keith Angerman, P.E.
Building Official
The Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

RE: Ordinance #1089 & #1090

Dear Mr. Angerman:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 11, 2013.

Our review finds the submittal to contain two ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your town receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink, reading "Enrique M. Rodriguez", is positioned above the printed name.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

Kay Coleman
Mayor

Jeff Kroot
Vice Mayor



Liz Dahlgren
Councilmember

Ford Greene
Councilmember

Tom McInerney
Councilmember

525 San Anselmo Avenue, San Anselmo, CA 94960-2682

www.townofsananselmo.org

(415) 258-4600 | Fax (415) 459-2477

December 3, 2013

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Subject: Filing of adoption of local amendments to the
2013 California Construction Standards and 2013 California Fire Codes

Gentlemen:

Pursuant to HSC §17958.7, I am forwarding a copy of Town of San Anselmo Ordinance No. 1090 adopting the 2013 California Construction Standards with noted amendments and Town of San Anselmo Ordinance No. 1089 adopting the 2013 California Fire Codes with noted amendments. The justification for these modifications is noted in Town of San Anselmo Resolution No. 4051 and Resolution No. 4052.

Please advise when these amendments have been reviewed and accepted by the Commission as meeting the requirements of HSC §17958.7.

Very truly yours,

A handwritten signature in cursive script that reads "E. Keith Angerman".

E. Keith Angerman, P.E.
Building Official

Attachment: Town of San Anselmo Ordinance No. 1090
Town of San Anselmo Ordinance No. 1089
Town of San Anselmo Resolution No. 4051
Town of San Anselmo Resolution No. 4052

Cc: Debra Stutsman, Town Manager, w/o attachments
Sean Condry, Director of Public Works w/o attachments
Roger Meagor, Chief, Ross Valley Fire Department, w/o attachments

ORDINANCE NO. 1090

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING TITLE 9 OF THE
SAN ANSELMO MUNICIPAL CODE TO ADOPT BY REFERENCE THE CALIFORNIA
BUILDING CODE, 2013 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2013
EDITION, CALIFORNIA ELECTRICAL CODE, 2013 EDITION, CALIFORNIA
MECHANICAL CODE, 2013 EDITION, CALIFORNIA PLUMBING CODE, 2013 EDITION,
CALIFORNIA ENERGY CODE, 2013 EDITION, CALIFORNIA HISTORICAL BUILDING
CODE, 2013 EDITION, CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013
EDITION, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION,
(CALIFORNIA CODE OF REGULATIONS TITLE 24)
AS AMENDED**

WHEREAS, the Town of San Anselmo wishes to adopt by reference the current 2013 State Construction Standards in California Code of Regulations Title 24, as modified by this ordinance:

WHEREAS, pursuant to Section 17958.5, 17958.7 and 18941.4 of the California Health and Safety Code, the Town of San Anselmo has determined and finds that the modifications to the 2013 California Construction Standards are reasonably necessary because of local climatic, geological or topographical conditions as reflected in Town Council Resolution No. 4051 and

WHEREAS, the Town of San Anselmo has found that adoption of this ordinance is exempt from the California Environmental Quality Act because it has no potential for causing a significant effect on the environment (California Code of Regulations, Title 14, § 15061(b)(3)).

NOW, THEREFORE, the Town Council of the Town of San Anselmo does hereby ordain as follows:

SECTION 1.

FINDINGS.

The required findings shall be found in the Town Council Resolution No. 4051.

Chapter 1 (Construction Codes) and Chapter 4 (Underground Electric and Communication Service Laterals to Buildings and Structures) of Title 9, Building Regulations, of the San Anselmo Municipal Code are hereby amended as follows.

Amend Chapter 1, Article 1, Section 9-1.101 as follows:

**Chapter 1
CONSTRUCTION CODES**

Article 1. Construction Codes

Section:

9-1.101 Adoption of Construction Codes

The following parts of Title 24, California Code of Regulations are adopted by reference as Construction Codes for the Town of San Anselmo, including the amendments noted in this Article.

- (a) 2013 edition of the California Building Code (CBC)(Title 24 Part 2) based upon the 2012 International Building Code (IBC) including Appendix G, Flood-Resistant Construction, Appendix H, Signs, Appendix I, Patio Covers, and Appendix J, Grading.
- (b) 2013 edition of the California Residential Code (CRC)(Title 24 Part 2.5) based upon the 2012 International Residential Code (IRC) including Appendix G, Swimming Pools, Appendix H, Patio Covers, Appendix J, Existing Buildings and Structures, and Appendix K, Sound Transmission.
- (c) 2013 edition of the California Electrical Code (CEC)(Title 24 Part 3) based upon the 2011 National Electrical Code (NEC) including Appendix H, Administration.
- (d) 2013 edition of the California Mechanical Code (CMC)(Title 24 Part 4) based upon the 2012 Uniform Mechanical Code (UMC).
- (e) 2013 edition of the California Plumbing Code (CPC)(Title 24 Part 5) based upon the 2012 Uniform Plumbing Code (UPC).
- (f) 2013 edition of the California Energy Code (CEC)(Title 24 Part 6)
- (g) 2013 edition of the California Historical Building Code (Title 24 Part 8)
- (h) 2013 edition of the California Green Building Standards Code (CALGreen)(Title 24 Part 11)
- (i) 2012 International Property Maintenance Code (IPMC)

A copy of each of these documents is maintained in the office of the Building Official.

Amend Chapter 1, Article 2, Section 9-1.201 through Section 9-1.208 as follows:

Article 2. Amendments

- 9-1.201 Buried Utilities (CBC 112)(CRC R111)(CEC 230)**
All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by CBC Chapter 2 must be placed underground.
- 9-1.202 Non-metallic Cable (CEC 334)**
Non-metallic electric cable (Type NM, NMC, NMS) is not allowed in electrical wiring in non-residential applications.
- 9-1.203 Swimming Pools, Spas and Hot Tubs (CBC 3109)(CRC Appendix G)**
Design and construction must adhere to the most stringent requirements of California Building Code Section 3109, California Residential Code Appendix G and California Health & Safety Code Section 115921. Barriers enclosing a swimming pool must be at least 5' tall. Before water is placed in a pool for any reason, including the curing of the pool walls, a barrier at least 5' tall conforming to the requirements of CBC Section 3109.4 must be in place or a pool cover complying with ASTM F1346 must be installed and operational.
- 9-1.204 Garage/Carport Ceiling Height (CBC 1208)(CRC R305)**
Private garages and carports shall have a clear ceiling height of not less than 7'.
- 9-1.205 Size of Doors (CBC 1008)(CRC R311)**
Except for access to a storage room or closet, all doors must be at least 6'-8" (80") high. Required exit doors must be side-hinged, swing type.
- 9-1.206 Roofing (CBC 1505)(CRC R902)**
For all new structures and any addition that exceeds 50% of the original area, the new roof must be covered with a Class A Roofing Assembly. A noncombustible roof may be applied

in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Existing buildings that have 50 percent or more of the roof surface replaced within a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

**9-1.207 Permit and Application Expiration (CBC 105)(CRC R105)
(CEC Annex H 80.19)(CPC 103.3.3, 103.4.2)(CMC 113.4)**

The permit application process must be completed and a permit issued within 180 days of submittal. If the process is not completed and the permit issued within the allotted time, it shall expire. The building official may extend the permit application one time for a period up to 180 days. The request must be in writing and demonstrate the circumstances beyond the applicant's control that delayed the application. In order to renew action on an expired application, the applicant shall submit new plans and pay a new plan review fee.

In order for a construction permit to remain active, work must commence within 180 days after the permit is issued and remain continuously in progress. If work is suspended, abandoned or is not diligently progressing for a period up to 180 days, the permit shall expire. The building official may extend the permit expiration one time for up to 180 days if the applicant makes a written request before the expiration demonstrating circumstances beyond the applicant's control. If a permit expires, work may not resume until a new permit is obtained. If the period of expiration is less than 180 days, no changes are made to the plans and the original plans and specifications may be utilized, the applicant shall pay half the required amount for a new permit. Otherwise, the applicant must pay the full amount.

9-1.208 Fee Refunds (CBC 109.6)(CRC R108.5)(CPC 103.4.4)(CMC 114.6)(CEC 80.19)
The building official may authorize refunding of any fee paid which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application is withdrawn or canceled before any plan review is done.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee and not later than 180 days after the date of fee payment.

9-1.213 Automatic Fire Sprinkler Systems (CRC R313.1 and R313.2)
Automatic sprinkler systems shall be required in one- and two-family dwellings and townhouses where the structure is undergoing a substantial improvement as defined in CBC Chapter 2 and/or if so determined by the RVFD.

Amend Chapter 1, Article 5, Section 9-1.501 as follows:

Article 5. Violation, Penalties

9-1.501 Violations, Penalties

- (a) Stop work orders/work without permits or other actions in violations of this Code - For work performed in violation of this Code, an investigation/penalty fee shall be assessed up to three (3) times the construction permit fee. The minimum penalty fee for a permit shall be five hundred (\$500) dollars. This applies to revisions, alterations, or changes on an authorized project where the work done is not within the scope of the originally authorized permit. The fee shall be due whether a permit is issued or not. Additional penalties may be assessed in the event of repeated violations.
- (b) No new construction permits shall be issued for work on a property unless all existing violations and expired permits issued for work on such property are cleared by abatement, issue or reinstatement of a permit.
- (c) The penalties imposed in this section are in addition to any penalties that may be imposed pursuant to other provisions of this Code.

Amend Chapter 4, Section 9-4.01 as follows:

Chapter 4
UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO
BUILDINGS AND STRUCTURES

9-4.01 Underground Utilities

All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by CBC Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. This applies to both commercial and residential property.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 12th day of November, 2013 and was adopted at a regular meeting on the 26th day of November, 2013 by the following vote:


AYES: Coleman, Dahlgren, Greene, Kroot, McInerney

NOES: None

ABSENT: None



Mayor

ATTEST


Joanne Kessel for
Barbara Chambers, Town Clerk

TOWN OF SAN ANSELMO

ORDINANCE NO. 1089

**AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE,
INTERNATIONAL FIRE CODE, AND INTERNATIONAL WILDLAND-URBAN
INTERFACE CODE PRESCRIBING REGULATIONS GOVERNING
CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR
EXPLOSION; PROVIDING FOR THE ISSUANCE OF PERMITS FOR
HAZARDOUS USES OR OPERATIONS; AND ESTABLISHING A FIRE
PREVENTION BUREAU AND PROVIDING OFFICERS THEREFORE AND
DEFINING THEIR POWERS AND DUTIES.**

WHEREAS, the Town of San Anselmo wishes to adopt by reference the current 2013 State Fire Code, International Fire Code and International Wildland-Urban Interface Code ("California Fire Codes"), as modified by this ordinance;

WHEREAS, pursuant to Section 17958.5, 17958.7 and 18941.4 of the California Health and Safety Code, the Town of San Anselmo has determined and finds that the modifications to the 2013 California Fire Codes are reasonably necessary because of local climatic, geological or topographical conditions as reflected in the Town Council's Resolution No. 4052 Adopting Findings of Fact and Confirming Need for Change or Modifications To the State Building Standards Code Because of Local Conditions; and

WHEREAS, the Ross Valley Fire Department has found that adoption of this ordinance is exempt from the California Environmental Quality Act because it has no potential for causing a significant effect on the environment (California Code of Regulations, Title 14, § 15061(b)(3)).

NOW, THEREFORE, the Town Council of the Town of San Anselmo does hereby ordain as follows:

NOW, THEREFORE, the Town Council of the Town of San Anselmo does ordain as follows:

**SECTION 3-3.801. ADOPTION OF CALIFORNIA FIRE CODE,
INTERNATIONAL FIRE CODE AND APPENDIX A
OF THE INTERNATIONAL WILDLAND URBAN
INTERFACE CODE**

The Town Council of San Anselmo does hereby adopt, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the following:

1. The 2013 California Fire Code, which consists of certain portions of the 2012 edition of the International Fire Code as amended by the California Building Standards Commission, including:
 - a. Division II of Chapter 1 ADMINISTRATION, except Section 103.2 and 108,
 - b. Appendix Chapter 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY,
 - c. Appendix B FIRE FLOW REQUIREMENTS FOR BUILDINGS,
 - d. Appendix C FIRE HYDRANT LOCATIONS AND DISTRIBUTION,
 - e. Appendix E HAZARD CATEGORIES,
 - f. Appendix F HAZARD RANKING,
 - g. Appendix G CRYOGENIC FLUIDS WEIGHT AND VOLUME EQUIVALENTS, and
 - h. Appendix H HAZARDOUS MATERIALS MANAGEMENT PLANS AND HAZARDOUS MATERIALS INVENTORY STATEMENTS;
2. The International Fire Code published by the International Fire Code Council, Inc., 2012 Edition hereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section 3-3.810 of this Ordinance.
3. Appendix A of the 2012 edition of the International Wildland-Urban Interface Code save and except such portions as are hereinafter deleted, modified or amended by Section 3-3.810 of this Ordinance.

Not less than one (1) copy of the Codes and Standards hereby adopted is filed in the office of the Fire Marshal of the Ross Valley Fire Department and the same are hereby adopted and incorporated fully as if set out at length herein, and from the date on which this Ordinance shall take effect, and the provisions thereof shall be controlling within the limits of the Ross Valley Fire Department.

SECTION 3-3.802. ESTABLISHMENT AND DUTIES OF THE FIRE PREVENTION BUREAU

The 2013 California Fire Code, which consists of certain portions of the 2012 edition of the International Fire Code as amended by the California Building Standards Commission, and the 2012 edition of the International Fire Code, and Appendix A of the 2012 edition of the International Wildland-Urban Interface Code as adopted and amended herein, shall be enforced by the Fire Prevention Bureau of the Ross Valley Fire Department and shall be operated under the supervision of the Fire Chief of the Ross Valley Fire Department.

SECTION 3-3.803. DEFINITIONS

Wherever they appear in the California and International Fire Codes, unless otherwise provided, the following words shall have the meanings ascribed to them in this section:

- (a) Whenever the words "Fire Code" are used they shall mean those Codes and Standards adopted in Section 3-3.801 of this Ordinance.
- (b) Wherever the word "jurisdiction" is used in the Fire Code, it shall be held to mean the Town of San Anselmo.
- (c) Wherever the term "counsel" is used in the Fire Code, it shall be held to mean the attorney for the Town of San Anselmo.
- (d) Wherever the words "Fire Code Official" are used in the Fire Code, they shall be held to mean the Fire Chief or Fire Marshal of the Ross Valley Fire Department.

SECTION 3-3.804. ESTABLISHMENT OF GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH STORAGE OF CLASS I, CLASS II AND CLASS III LIQUIDS IN OUTSIDE ABOVE-GROUND TANKS IS PROHIBITED

The geographic limits referred to in Section 5704.2.9.6 of the International Fire Code in which storage of Class I, Class II and Class III liquids in outside above-ground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the Town of San Anselmo, and agricultural land less than two (2) acres. EXCEPTION: Property owned by the Town when approved by the Fire Chief.

SECTION 3-3.804.1. ESTABLISHMENT OF GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH STORAGE OF CLASS I, CLASS II AND CLASS III LIQUIDS IN ABOVE-GROUND TANKS IS PROHIBITED

The geographic limits referred to in Section 5706.2.4.4 of the International Fire Code in which storage of Class I, Class II and Class III liquids in above-ground tanks is prohibited are amended as follows: Within the jurisdictional limits of the Town of San Anselmo.

**SECTION 3-3.805. ESTABLISHMENTS OF GEOGRAPHIC
LIMITS IN WHICH STORAGE OF LIQUEFIED
PETROLEUM GASES IS TO BE RESTRICTED**

The geographic limits referred to in Section 6104.2 of the International Fire Code, in which storage of liquefied petroleum gas is restricted, are amended as follows: Within the jurisdictional limits of the Town of San Anselmo.
EXCEPTION: Property owned by the Town when approved by the Fire Chief

**SECTION 3-3.806. ESTABLISHMENTS OF GEOGRAPHIC
LIMITS OF DISTRICTS IN WHICH STORAGE OF
EXPLOSIVES AND BLASTING AGENTS IS TO BE
PROHIBITED**

The geographic limits in which storage of explosives and blasting agents is prohibited are as follows: Within the jurisdictional limits of the Town of San Anselmo.

**SECTION 3-3.807. ESTABLISHMENT OF THE GEOGRAPHIC
LIMITS OF DISTRICTS IN WHICH THE
STORAGE OF COMPRESSED NATURAL GAS IS
TO BE PROHIBITED**

The geographic limits, in which the storage of compressed natural gas is prohibited, are hereby established as follows: Within the jurisdictional limits of the Town of San Anselmo.

**SECTION 3-3.808. ESTABLISHMENT OF THE GEOGRAPHIC
LIMITS OF DISTRICTS IN WHICH THE
STORAGE OF STATIONARY TANKS OF
FLAMMABLE CRYOGENIC FLUIDS IS TO BE
PROHIBITED**

The geographic limits, in which the storage of flammable cryogenic fluids in stationary containers is prohibited, are hereby established as follows: In Within the jurisdictional limits of the Town of San Anselmo.

**SECTION 3-3.809. ESTABLISHMENT OF THE GEOGRAPHIC
LIMITS OF DISTRICTS IN WHICH THE
STORAGE OF HAZARDOUS MATERIALS IS TO
BE PROHIBITED OR LIMITED**

The geographic limits in which the storage of hazardous materials is prohibited or limited, are hereby established as follows: Within the jurisdictional limits of the Town of San Anselmo.

**SECTION 3-3.810. AMENDMENTS MADE TO THE 2010
CALIFORNIA FIRE CODE, 2009
INTERNATIONAL FIRE CODE AND 2009
INTERNATIONAL WILDLAND-URBAN
INTERFACE CODE**

The 2013 California Fire Code and the 2012 International Fire Code is amended and changed in the following respects:

Section 102.5 of Chapter 1 is hereby amended to read as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and designed provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Provisions of this code pertaining to the interior of the structure when specifically required by this code including, but not limited to, Section 903.2 shall apply. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall also apply.
2. Administrative, operational, and maintenance provisions: all such provisions of this code shall apply.

Section 102.7.3 is hereby added to Chapter 1 and shall read as follows:

Section 102.7.3 **Nationally Recognized Listed Products.** Any installation of products and equipment due to permits required by this Code shall be Labeled and Listed, as defined in Section 202.

Section 104.1.1 is hereby added to Chapter 1 and shall read as follows:

Section 104.1.1 **Supplemental Rules, Regulations and Standards.** The Fire Code Official is authorized to make and enforce rules and supplemental regulations and to develop Fire Protection Standards to carry out the application and intent of this code.

Section 104.12 is hereby added to Chapter 1 and shall read as follows:

Section 104.12. **Damages and expense recovery.** The expense of securing any emergency that is within the responsibility for enforcement

of the Fire Chief as given in Section 104 is a charge against the person who caused the emergency. Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction, shall constitute a debt of such person and shall be collectible by the Fire Chief for proper distribution in the same manner as in the case of an obligation under contract expressed or implied. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation, and clean up.

Section 104.13 is hereby added to Chapter 1 and shall read as follows:

Section 104.13. **Fire prevention resource sharing.** Other enforcement agencies shall have authority to render necessary assistance in plan review, inspection, code interpretation, enforcement and other fire prevention services when requested to do so.

Section 105.6.47 of Chapter 1 is hereby amended by adding the following additional operational permits:

4. **Aircraft refueling vehicles.** An operational permit is required to operate aircraft refueling vehicles. See Chapter 20.
5. **Automobile wrecking yards.** An operational permit is required to operate an automobile wrecking yard.
6. **Cellulose nitrate storage.** An operational permit is required to store or handle more than 25 pounds of cellulose nitrate plastic (pyroxylin) for the manufacturing or assembly of articles or parts of articles containing cellulose nitrate plastics (pyroxylin).
7. **Fireworks.** An operational permit is required to store and use fireworks for public display.
8. **Fire Protection Plan.** An operational permit is required to implement a fire protection plan.
9. **Radioactive material.** An operational permit is required to store or handle at any installation more than 1 micro curie (37,000 Becquerel) of radioactive material not contained in a sealed sources or more that 1 millicurie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which specific license from the Nuclear Regulatory Commission is required.

Section 105.7.17 is hereby added to Chapter 1 and shall read as follows:

Section 105.7.17 **Vegetation Management Plan.** A construction permit is required to implement a vegetation management plan.

Section 109.4 of Chapter 1 is hereby amended by specifying the [offense], [amount] of dollars and [number of days] as follows:

[offense = misdemeanor] [amount \$500.00] [Number of days =90]

Section 111.4 of Chapter 1 is hereby amended by specifying the fine amounts as not less than [amount] of dollars, and not more than [amount] of dollars as follows:

Not less than [\$500.00] not more than [\$1,500.00]

Section 202 [C] of Chapter 2 is hereby amended by adding the definition of 'Coverings' as follows:

Coverings shall mean materials including, but not limited to gypsum board, paneling, floor boards, lathe and plaster, wood paneling, brick and mortar, or other materials attached to rough framing of the building elements. 'Coverings' do not include carpet, linoleum, tile, wall paper, or other decorative finishes.

Section 202 [S] of Chapter 2 is hereby amended by adding the definition of 'second unit', 'spark arrestor' and 'substantial remodel' as follows:

Second Unit shall mean an attached or detached additional dwelling unit which provides complete independent living facilities, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation and is located on the same lot as the primary unit.

Spark Arrestor shall mean a chimney device constructed in a skillful-like manner. The net free area of a spark arrestor shall not be less than four times the net free area of the outlet of the chimney. The spark arrestor screen shall have heat and corrosion resistance equivalent to 12-gauge wire, 19-gauge galvanized wire or 24-gauge stainless steel.

Opening shall not permit the passage of spheres having a diameter larger than 1/2 inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

Substantial Remodel shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any 12 month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings, repair or replacement of foundations, the installation of energy efficient windows of like size, or the removal of interior wall coverings solely for the installation of insulation.

Section 202 [T] of Chapter 2 is hereby amended by adding the definition of 'Temporary':

Temporary shall mean any use for a period of less than 90 days.

Section 302.1 is amended by adding the definition of 'Public Storage Facility' as follows:

Public Storage Facility shall mean any business that sells, leases or rents space to the public that is enclosed, whether it is a building, storage container or similar configuration.

Section 319 is hereby added to Chapter 3 and shall read as follows:

Section 319 **PUBLIC STORAGE FACILITIES**

Section 319.1 **General.** Public Storage Facilities shall comply with the provisions of this section.

Section 319.2. **Location on Property and Fire Resistance of Exterior.** All public storage facilities shall meet the minimum requirements for setback from property lines or fire resistive construction as set forth in Table 602 of the Building Code for Group S, Division 1 occupancies.

Section 319.3. **Fire apparatus access.** All public storage facilities shall have fire apparatus access roads provided in accordance with Section 503.

Section 319.4. **Storage of Flammable and Combustible Liquids and Hazardous Materials.** The storage of hazardous materials or flammable or combustible liquids in public storage facilities is prohibited. Such facilities shall post legible and durable sign(s) to indicate same in a manner and location(s) as specified by the Fire Code Official. This section shall apply to new and existing public storage facilities.

Exception: Only those quantities of flammable and combustible liquids necessary for maintenance of the facility may be stored by the facility management per Chapter 57 of this code.

Section 320 is hereby added to Chapter 3 and shall read as follows:

Section 320 **Fireworks**

Section 320.1 **General.** The manufacture, storage, sale, possession, handling or use of all fireworks as defined in Section 302.1 is prohibited except as permitted by the Fire Code Official for approved public display.

Section 320.2 **Seizure.** The Fire Chief or Fire Code Official or their authorized agents shall seize, remove or cause to be removed at the expense of the owner or person(s) in possession all stocks of fireworks offered or exposed for sale, stored or held in violation of this code.

Section 401.1.1 is hereby added to Chapter 4 and shall read as follows:

Section 401.1.1 **Hazardous Occupancies.** In occupancies of a hazardous nature, where access for fire apparatus is unduly difficult, or where special life and fire safety hazards exist as determined by standards of the Ross Valley Fire Department, that facility or business management shall be required to develop and implement an Emergency Response Plan, provide for an on-site Emergency Response Team, Emergency Liaison Officer, staff training and fire drills in accordance with Sections 405 and 406 and standards developed by the Ross Valley Fire Department.

Section 402.1 of Chapter 4 is hereby amended by adding the definition of 'Pre-plans' as follows:

PRE-PLANS shall mean detailed plans of target hazard buildings. These pre-plans include information on the building's location, occupancy, hazards, fire department connections and hydrants, building layout, and other pertinent data that would assist the fire department in case of an emergency.

Section 408.1.1 is hereby added to Chapter 4 and shall read as follows:

Section 408.1.1 **Pre-plans:** When required by the fire code official, pre-plans shall be developed for target hazard buildings according to the written standards developed by the authority having jurisdiction.

Section 408.8.4 is hereby added to Chapter 4 and shall read as follows:

Section 408.8.4. **Emergency Preparedness for Hotels, Lodging and Congregate Houses.** Hotels, lodging and congregate houses shall provide guests with immediate access to a telephone to report emergencies. The exit diagram shall indicate the location of the nearest telephone and instructions to dial 911.

Section 501.4 of Chapter 5 is hereby amended by adding the following sentence:

Failure to comply with this section upon written or verbal notice from the Chief shall result in a Ross Valley Fire Department order to cease operations and desist further operations until such time as adequate access and/or water for fire protection is provided.

Section 502.1 of Chapter 5 is hereby amended by adding a definition of 'Fire Road' as follows:

FIRE ROAD shall mean those improved or unimproved roads, public or private, that provide access for firefighting equipment and personnel to undeveloped areas.

Section 503.1.4 of Chapter 5 is hereby amended by adding a paragraph thereto to read as follows:

Section 503.1.4 **Fire Roads.** Fire Roads shall be provided for firefighting equipment, apparatus and personnel to undeveloped areas of the Town of San Anselmo so as to gain access to improved, unimproved, and undeveloped areas of the Town of San Anselmo in a manner approved by the Fire Code Official.

Section 503.1.5 of Chapter 5 is amended by adding a sentence thereto as follows:

Section 503.1.5 **Truck company access.** For buildings 3 or more stories or greater than 30 feet (10670mm) in height, approved access roads for ladder truck operations shall be provided within the necessary operational distances as specified by the Fire Code Official.

Section 503.2.6.1. is hereby added to Chapter 5 and shall read as follows:

Section 503.2.6.1 **Load testing.** Bridges, piers and wharfs used for fire apparatus access shall be load tested to the original designed capacity when required by the Fire Chief.

Section 503.4 of Chapter 5 is amended by adding a sentence thereto to read as follows:

Any vehicle or other obstruction may be towed away at the owner's expense.

Section 503.4.2 is hereby added to read as follows:

503.4.2 **Prohibition on Vehicular Parking on Private Access ways.** If, in the judgment of the Fire Chief, it is necessary to prohibit vehicular parking along private access ways serving existing facilities, buildings, or portions of buildings in order to keep them clear and unobstructed for fire apparatus access, the Fire Chief may issue an Order to the owner, lessee or other person in charge of the premises to paint the curbs red or install signs or other appropriate notices to the effect that parking is prohibited by Order of the Fire Department. It shall thereafter be unlawful for such owner, lessee or other person in charge of the premises to fail to install, maintain in good condition, the form of notice so prescribed. When such areas are marked or signed as provided herein, no person shall park a vehicle adjacent to any such curb or in the private access way contrary to such markings or signs. Any vehicle so parked in the private access way may be towed away at the expense of the owner of the vehicle.

Section 503.6.1 is hereby added to Chapter 5 and shall read as follows:

503.6.1 **Width.** All gates shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway, or driveway and a minimum net vertical clearance of 13 feet 6 inches.

Section 503.6.2 is hereby added to Chapter 5 and shall read as follows:

Section 503.6.2 **Electronic gates.** All electronic operated gates shall have installed an approved key switch override system mounted on a stanchion or wall as approved by the Fire Chief in accordance with Standards adopted by the Fire Code Official. All electronic or motorized gates shall incorporate in their design the means for fast, effective manual operation of the gates in the event of power or mechanical failure (i.e., easily removable hinge pins for separating power linkage from gates; undercut, weakened or frangible members requiring 40 pounds or less pressure against the gates to cause their failure and the gates to open. All electrical wiring and components of motorized gates shall be UL listed and installed in accordance with the National Electric Code.

Section 506.1 of Chapter 5 is hereby amended to read as follows:

Section 506.1 **Key Entry Systems.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes or in commercial structures that have an automatic fire sprinkler or fire alarm system installed, the Fire Code Official is authorized to require a key entry system to be installed in an approved location. The key entry system shall be of an approved type listed in accordance with UL1037, and if it is a box shall contain keys necessary to gain access as required by the Fire Code Official.

Section 507.1.2 is hereby added to Chapter 5 and shall read as follows:

Section 507.1.2 **Hydrant for sprinkler systems.** Buildings equipped with sprinkler systems installed in accordance with Section 903 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

Exception: the distance shall be permitted to exceed 100 feet (30 m) where approved by the Fire Code Official.

Section 507.5.1 is hereby amended to read as follows and by deleting the Exception:

Section 507.5.1 **Where Required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 350 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or

building, on-site fire hydrants and mains shall be provided where required by the Fire Code Official.

Section 507.5.7 is hereby added to Chapter 5 and shall read as follows:

Section 507.5.7 Fire hydrant upgrades. When additions or modifications to structures are made, the nearest fire hydrant (if a new one is not required) located by the Fire Chief, shall be upgraded to the minimum standard of one 4 1/2" outlet and one 2 1/2" outlet for single family dwellings and the minimum standard of one 4 1/2" outlet and two 2 1/2" outlets for commercial structures.

Exception:

1. If the cost of upgrading the fire hydrant exceeds 2% of the cost of the project based on the building permit valuation.
2. One and two family dwellings equipped throughout with an approved automatic sprinkler system.

Section 605.11.2.1 is hereby added to Chapter 6 and shall read as follows:

605.11.2.1 Required conduit. All wiring that may contain electrical potential when the alternate service disconnect has been activated, (such as the wiring between the solar arrays and the DC electrical disconnect on a photovoltaic system) shall be completely contained in metal conduit.

Section 605.11.5 is hereby added to Chapter 6 as follows:

605.11.5 Disconnect. The electrical service disconnect for the alternative power supply shall be located within eight feet from the electrical service disconnect on the same or an adjacent exterior wall. The disconnect shall be accessible to emergency personnel from the exterior without the use of ladders or other special equipment.

Exception: Enphase or similar technology for solar equipment that de-energizes the system at the roof panels upon loss of A/C reference leaving no energized electrical potential inside the structure when the main breaker is tripped.

Section 605.11.5.1 is hereby added to Chapter 6 as follows:

605.11.5.1 Warning Sign. The following wording shall be placed on a permanent sign attached at the main electrical disconnect from P.G. & E. The sign shall be red background with white letters. Minimum size 2-1/2" X 6" with a minimum 22pt. font. Minimum size example below.

WARNING:

This building supplied with an alternative power source. Alternate disconnect is: *(describe location - on the right, below etc.)* of this main disconnect. Both must be used.

Section 605.11.6 is hereby added to Chapter 6 as follows:

Section 605.11.6 **Alternative Power Supplies.** The use of an electrical power supply (including but not limited to; photovoltaic, wind, geothermal or fuel fired generators), other than the community's commercial source, shall comply with section 605.11.1 through 605.11.3 to the extent applicable.

Section 901.7 of Chapter 9 is hereby amended by adding the following sentence:

This section shall also apply to residential fire sprinkler systems.

Section 903.2 of Chapter 9 is hereby amended to add the following thereto:

Section 903.2 **Where Required.** All Occupancies and Facilities. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Additionally, an automatic fire sprinkler system shall be installed in all of the following:

1. Every newly constructed building and facility.

Exceptions:

- a. Free standing Group U Occupancies not more than 1,000 square feet and provided with exterior wall and opening protection as per Table 602 of the Building Code.
- b. Agricultural buildings as defined in Appendix C of the Building Code and not exceeding 2,000 square feet, having

clear unobstructed side yard of combustible materials, exceeding 60 feet in all directions and not exceeding 25 feet in height.

2. In all buildings which have more than fifty per cent (50%) floor area added or any "substantial remodel" as defined in this code, within any 12 month period. Exceptions may be granted by the Fire Code Official when alternate means of protection are installed as approved by the Fire Code Official.

3. In all buildings except R-3 occupancies, in excess of 3,000 sq. ft. which have more than ten per cent (10%) floor area added within any 12 month period. Exceptions may be granted by the Chief when alternate means of protection are installed as approved by the Fire Code Official.

4. A change in the use of a structure that results in a higher fire or life safety exposure when the square footage of the area changing use is more than 50% of the square footage of the building.

Section 903.3 Of Chapter 9 is hereby amended by adding the following thereto:

The requirements for fire sprinklers in this code section are not meant to disallow the provisions for area increase, height increase, or Fire-Resistive substitution if otherwise allowed by sections 504 and 506 of the Building Code. All automatic fire sprinkler systems shall be installed in accordance with the written standards of the Fire Code Official and the following:

- a. In all residential buildings required to be sprinkled any attached garages shall also be sprinkled, and except for one and two family dwellings, in all residential occupancies the attics shall be sprinkled.
- b. In all existing buildings, where fire sprinklers are required by provisions of this code, they shall be extended into all unprotected areas of the building.
- c. All single family dwellings in excess of 5,000 square feet shall have automatic fire sprinkler systems designed in accordance with NFPA Standard 13 or 13R and Standards developed by the Chief.
- d. All public storage facilities shall have installed an approved automatic fire sprinkler system. An approved wire mesh or other

approved physical barrier shall be installed 18 inches below the sprinkler head deflector to prevent storage from being placed to within 18 inches from the bottom of the deflector measured at a horizontal plane.

Section 906.11 is hereby added to Chapter 9 and shall read as follows:

Section 906.11 **Fire Extinguisher Documentation.** The owner and/or operator of every Group R Division 1 and R Division 2 occupancies shall annually provide the Fire Chief written documentation that fire extinguishers are installed and have been serviced as required by Title 19 California Code of Regulations when such extinguishers are installed in residential units in lieu of common areas.

Section 907.2 of Chapter 9 is hereby amended to add the following paragraphs:

Section 907.2 New Construction: Every new building constructed for non-residential occupancies greater than 2000 square feet shall have installed therein an approved fire detection (products of combustion) system in accordance with the standards established by the National Fire Protection Association. The type of system installed shall be determined by the Fire Chief.

Existing Construction: Every existing building remodeled for non-residential occupancies greater than 2000 square feet shall have installed therein an approved fire detection (products of combustion) system in accordance with the standards established by the National Fire Protection Association. The type of system installed shall be determined by the Fire Chief.

Section 907.2.11 of Chapter 9 is hereby amended by changing the first sentence of the exception to read as follows:

Exception: *For Group R occupancies other than single-family dwellings.*

907.8.5 of Chapter 9 is hereby amended by adding Section 907.8.5.1 and shall read as follows:

Section 907.8.5.1 **Smoke Alarm Documentation.** The owner and/or operator of every Group R Division 1, Division 2, Division 3.1, and Division 4 Occupancies shall annually provide the Fire Code Official with written documentation that the smoke alarms installed pursuant to the Building Code have been tested and are operational. If alarms are found

to be inoperable or are missing, such alarms shall be repaired or replaced immediately.

Section 4906.2 paragraph 2 of Chapter 49 is amended to read as follows:

2. Land designated as a Wildland-Urban Interface Area by the local enforcing agency to be at a significant risk from wildfires and lands designated as Very-High Fire Hazard Severity Zones by cities and other local agencies.

Section 4907.1 of Chapter 49 is amended to read as follows:

Section 4907.1 **General.** Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and "SRA Fire Safe Regulations" California Code of Regulations, Title 14 Division 1.5, Chapter 7, Subchapter 2, Section 1270.

Buildings and structures within the Wildland-Urban Interface Area as designated by the local enforcing agency to be at a significant risk from wildfires and Very-High Fire Hazard Severity Zones of a local responsibility area (LRA) shall maintain defensible space as outlined in Government Code 51175-51189, and any local ordinance or standard published by the Fire Code Official.

Section 4907.2 is hereby added to Chapter 49 and shall read as follows:

Section 4907.2 **Fire Hazard Reduction.** Any person who owns, leases, controls or maintains any building or structure, and/or lands within specific Wildland Urban Interface areas of the jurisdiction of the Ross Valley Fire Department, shall comply with the following: Cut and remove all pyrophytic combustible vegetation within 30 feet of structures, up to 150 feet when topographic or combustible vegetative types necessitate removal as determined by the Fire Code Official. Remove piles of accumulated dead vegetation on the property. Cut and remove tree limbs that overhang wood decks and roofs. Remove that portion of any tree which extends within 10 feet of any chimney or stovepipe. Clean any leaves and needles from roof and gutters. Cut and remove growth less than 3-inches in diameter, from the ground up to a maximum height of 10 feet, provided that no crown shall be raised to a point so as to remove branches from more than the lower one-third of the tree's total height. Vegetation clearance requirements for new construction and substantial remodels in Wildland-Urban Interface Areas shall be in accordance with the 2006 International Wildland-Urban Interface Code, as amended by the Town of San Anselmo.

EXCEPTION 1: When approved by the Fire Code Official, single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

EXCEPTION 2: When approved by the Fire Code Official, grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize soil, and prevent erosion.

Section 4907.3 is hereby added to Chapter 49 and shall read as follows:

Section 4907.3 **Fire Hazard Reduction from Roadways.** The Fire Chief is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed, or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. Corrective action, if necessary, shall be the same as the actions required in section 4907.2. The Fire Chief is authorized to enter upon private property to carry out this work.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 4907.4 is hereby added to Chapter 49 and shall read as follows:

Section 4907.4 **Notice To Abate.** Failure to comply with the requirements of Section 4907.2 shall be deemed a public nuisance. The Fire Chief is hereby authorized to require the abatement of any nuisance condition described in Section 4907.2. Notice requiring the abatement of such nuisance shall be given by mail to the owner of the property upon which, or in front of which, such nuisance exists, at such owner's address as shown on the last equalized Assessment Roll of the County of Marin. Such notice shall contain the following:

A. The street address and Assessor's Parcel Number for the affected property.

B. The date of the inspection of the property by the Fire Department during which such nuisance was discovered.

C. A description of the nuisance and its location on, or around, the property.

D. The abatement action which the owner is required to take and a time limit for such abatement.

E. A statement that if the owner fails to abate such nuisance within the prescribed time, the Fire Department or other Town agent, will abate the nuisance.

F. A statement that if the Fire Department or other Town agent, is required to abate the nuisance the cost of such abatement may be assessed as a lien against the property.

Abatement and Assessment of Cost to Abate

Should the abatement of the nuisance not be accomplished by the owner of the affected property within the period set forth in the notice requiring abatement, the Fire Chief is authorized to perform such abatement and shall keep an accurate account of the cost of such abatement. The Fire Chief shall mail written notice of such cost to the owner of the affected property who may, within fifteen days of the date of such mailing, request a hearing by the Fire Chief with respect to such cost. The Fire Chief shall hold a hearing within thirty (30) days of receiving the request. The decision of the Fire Chief shall be final. The cost of such abatement as finally fixed and determined by the Fire Chief shall constitute a special assessment against the affected property. The Fire Chief shall cause an order confirming such assessment to be recorded in the office of the County Recorder at which time a lien for such assessment shall attach to the affected property. The Fire Chief shall also file a copy of the order confirming the assessment with the County Auditor and the amount of such assessment shall, thereafter, be collected at the time and in the manner of ordinary property taxes. If delinquent, the amount of such assessment shall be subject to the same penalties and procedure for foreclosure and sale provided for ordinary property taxes.

Section A104.7.2 of Appendix A of the 2012 Edition of the International Wildland-Urban Interface Code is amended to read as follows:

Section A104.7.2 **Permits.** The Fire Code Official is authorized to stipulate to conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the Fire Code Official.

Section A104.11 is hereby added to Appendix A of the 2012 Edition of the International Wildland-Urban Interface Code and shall read as follows:

Section A104.11 – **TRACER BULLETS, TRACER CHARGES, ROCKETS AND MODEL AIRCRAFT.** Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas. Rockets, model planes, gliders and balloons powered with an engine, propellant or other feature liable to start or cause a fire shall not be fired or projected into or across hazardous fire areas.

Section A104.12 is hereby added to Appendix A of the 2012 Edition of the International Wildland-Urban Interface Code and shall read as follows:

Section A104.12 **EXPLOSIVES AND BLASTING.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within hazardous fire areas except by permit from the Fire Code Official.

Section A104.13 is hereby added to Appendix A of the 2012 Edition of the International Wildland-Urban Interface Code and shall read as follows:

Section 104.13 **APAIRIES.** Lighted or smoldering material shall not be used in connection with smoking bees in or upon hazardous fire areas except by permit from the Fire Code Official.

SECTION 3-3.811. AUTHORITY TO ARREST AND ISSUE CITATIONS

(a) The Fire Chief, Chief Officers, Fire Marshal, and Fire Inspectors shall have authority to arrest or to cite any person who violates any provision of this Chapter involving the Fire Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended.

(b) It is the intent of the Town Council of the Town of San Anselmo that the immunities provided in Penal Code Section 836.5 be applicable to aforementioned officers and employees exercising their arrest or citation authority within the course and scope of their employment pursuant to this Chapter.

SECTION 3-3.812 PENALTIES

shall receive notice from the Chief of the Ross Valley Fire Department intent to charge the property owner for all administrative costs associated with enforcement of this Ordinance and abatement of the nuisance. The notice shall include a summary of costs associated with enforcement of this Ordinance and abatement of the nuisance. The property owner may appeal the Chief's decision to the Board of Directors of the Ross Valley Fire Department within fifteen (15) days of the date of the notice and request a public hearing prior to recordation of the lien or submission of the report to the County Tax Collector for collection of the special assessment. In addition to the foregoing, the Ross Valley Fire Department is authorized to prosecute a civil action to collect such abatement costs from the property owner or other person in possession or control of the affected property, and shall be entitled to recover such abatement costs, together with the cost of litigation, including reasonable attorney's fees.

SECTION 3-3.813. APPEALS

Any person receiving a citation for a civil penalty pursuant to Section 3-3.812 or a bill for Ross Valley Fire Department response costs and expenses pursuant to Section 104.12 of the Fire Code, may file within thirty (30) days after the date of mailing the citation or bill, an administrative appeal against imposition of the civil penalty or response costs and expense. In addition, whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may file an appeal from the decision of the Chief within 10 days from the date of the decision. The appeal shall be in writing and presented to the Board of Directors of the Ross Valley Fire Department, and shall include a copy of the bill or decision and a statement of the grounds for appeal. The Board of Directors shall conduct an administrative hearing on the appeal, after giving the appellant at least ten (10) days' advance written notice of the time and place of the hearing. Within ten (10) days after the hearing, the Board of Directors shall give written notice of the decision to the appellant, which decision shall be final. If the appeal is denied in part or full, all amounts due shall be paid within thirty (30) days after the mailing of the notice of the decision of the hearing officer.

SECTION 3-3.814 FORMER ORDINANCES

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the Code hereby adopted are hereby repealed.

SECTION 3-3.815. VALIDITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Town Council of the Town of San Anselmo hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases shall be declared invalid.

SECTION 3-3.816. ORDINANCE PUBLICATION AND EFFECTIVE DATE

A summary of this Ordinance shall be published and a certified copy of the full text of this Ordinance shall be posted in the office of the Town Clerk at least five (5) days prior to the meeting of the Town Council of San Anselmo meeting at which it is adopted.

This Ordinance shall be in full force and effective thirty (30) days after its final passage, and the summary of this Ordinance shall be published within fifteen (15) days after the adoption, together with the names of the Town Council of the Town of San Anselmo voting for or against same, in the Marin Independent Journal, a newspaper of general circulation published in the City of Novato, County of Marin, State of California.

Within fifteen (15) days after adoption, the Town Clerk shall also post in the office of the Town of San Anselmo Clerk, a certified copy of the full text of this Ordinance along with the names of those Council Members voting for and against the Ordinance.

The foregoing ordinance was introduced at a Regular meeting of the San Anselmo Town Council on the 12th day of November, 2013, and was adopted at a regular meeting on the 26th day of November 2013 by the following vote:

AYES: Coleman, Dahlgren, Kroot, McInerney
NOES: Greene
ABSENT: None


Kay Coleman, Mayor

Attest:


Joanne Kessel
For Barbara Chambers Town Clerk

TOWN OF SAN ANSELMO
RESOLUTION NO. 4051

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
ADOPTING FINDINGS OF FACT AND CONFIRMING NEED FOR MODIFICATIONS TO
THE STATE CONSTRUCTION CODES BECAUSE OF LOCAL CONDITIONS**

WHEREAS, the Town Council of the Town of San Anselmo is considering the adoption of the following State Construction Codes, with certain modifications:

- (a) 2013 edition of the California Building Code (CBC)(Title 24 Part 2) based upon the 2012 International Building Code (IBC) including Appendix G, Flood-Resistant Construction, Appendix H, Signs, Appendix I, Patio Covers, and Appendix J, Grading.
- (b) 2013 edition of the California Residential Building Code (CBC)(Title 24 Part 2.5) based upon the 2012 International Residential Code including Appendix G, Swimming Pools, Appendix H, Patio Covers, Appendix J, Existing Buildings, Appendix K, Sound Transmission.
- (c) 2013 edition of the California Electrical Code (CEC)(Title 24 Part 3) based upon the 2011 National Electrical Code (NEC).
- (d) 2013 edition of the California Mechanical Code (CMC)(Title 24 Part 4) based upon the 2012 Uniform Mechanical Code (UMC).
- (e) 2013 edition of the California Plumbing Code (CPC)(Title 24 Part 5) based upon the 2012 Uniform Plumbing Code (UPC).
- (f) 2013 edition of the California Energy Code (CEC)(Title 24 Part 6).
- (g) 2013 California Historical Building Code (Title 24 Part 8).
- (h) 2010 California Green Building Standards Code (CALGreen)(Title 24 Part 11).
- (i) 2012 International Property Maintenance Code (IPMC).

AND, WHEREAS, pursuant to Section 17958.5, 17958.7 and 18941.5 of the State of California Health and Safety Code, the Town Council of the Town of San Anselmo is required to make certain findings of fact to adopt modifications to the above referenced State Construction Codes,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

Pursuant to Sections 17958.5, 17958.7 and 18941.5 of the State of California Health and Safety Code, the Town Council of the Town of San Anselmo finds that the proposed modifications to the above-referenced State Construction Codes (attached hereto) are reasonably necessary because of the local climatic, geological, and topographical conditions set forth below.

The Council recognizes and finds that, because of the steep terrain, narrow roads, proximity to the San Andreas and Hayward seismic faults, and the potential flooding of the San Anselmo Creek, unique conditions exist that require special consideration whenever construction is proposed within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and restricted accessibility by fire apparatus, and the lack of water supply for domestic use and fire suppression, there are hazards within the Town that require solutions in addition to those specified within the various construction codes.

The Council finds that local, climatic, geological, and topographical conditions exist within the Town that require special provisions for the safety of residents and property.

- A. A large portion of the Town is located within FEMA Flood Zone A and historically has sustained significant damage due to rain runoff and the water from the San Anselmo Creek overflowing its banks.
- B. The Town is designated as within Seismic Design Categories D, E and F and is located in close proximity to the San Andreas and Hayward seismic faults indicated by the U.S. Geological Survey and California Division of Mines and Geology.
- C. The hilly areas are susceptible to earth sliding due to both uncontrolled storm water drainage and geology.
- D. The Town is densely populated with virtually all structures constructed of wood framing and most with combustible exterior materials.
- E. Many buildings were erected prior to the enactment of modern zoning and building codes with the result that many are located with little to no property setbacks which can negatively affect the provision of fire protection services at those locations.
- F. The hilly topography of most of the Town, combined with the narrow roads, adversely impact the fire department's ability to respond to emergency situations.
- G. The water pressure and supply available for fire suppression is limited in the hilly areas of the Town.

In recognition of these unique and serious hazards, and in the interest of public health and safety and prevention of loss of life and property, the Council finds that the Code modifications set forth in the attached proposed ordinance are reasonably necessary. The following findings apply to each of the proposed modifications:

Amend Chapter 1, Article 2, Section 9-1.201 through Section 9-1.208 as follows:

Article 2. Amendments

- 9-1.201 Buried Utilities (CBC 112)(CRC R111)(CEC 230)**
All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by CBC Chapter 2 must be placed underground.
- FINDINGS – Conditions B and C.
- 9-1.202 Non-metallic Cable (CEC 334)**
Non-metallic electric cable (Type NM, NMC, NMS) is not allowed in electrical wiring in non-residential applications.
- FINDINGS – Conditions A, D and E.
- 9-1.203 Swimming Pools, Spas and Hot Tubs (CBC 3109)(CRC Appendix G)**
Design and construction must adhere to the most stringent requirements of California Building Code Section 3109, California Residential Code Appendix G and California Health & Safety Code Section 115921. Barriers enclosing a swimming pool must be at least 5' tall. Before water is placed in a pool for any reason, including the curing of the pool walls, a barrier at least 5' tall conforming to the requirements of CBC Section 3109.4 must be in place or a pool cover complying with ASTM F1346 must be installed and operational.
- FINDINGS – Condition F.

- 9-1.204 Garage/Carport Ceiling Height (CBC 1208)(CRC R305)**
Private garages and carports shall have a clear ceiling height of not less than 7'.

FINDINGS – Conditions A, B, C, D, E, F and G.

- 9-1.205 Size of Doors (CBC 1008)(CRC R311)**
Except for access to a storage room or closet, all doors must be at least 6'-8" (80") high. Required exit doors must be side-hinged, swing type.

FINDINGS – Conditions A, B, C, D, E, F and G.

- 9-1.206 Roofing (CBC 1505)(CRC R902)**
For all new structures and any addition that exceeds 50% of the original area, the new roof must be covered with a Class A Roofing Assembly. A noncombustible roof may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Existing buildings that have 50 percent or more of the roof surface replaced within a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

FINDINGS – Conditions D, E, F and G.

- 9-1.207 Permit and Application Expiration (CBC 105)(CRC R105)
(CEC Annex H 80.19)(CPC 103.3.3, 103.4.2)(CMC 113.4)**
The permit application process must be completed and a permit issued within 180 days of submittal. If the process is not completed and the permit issued within the allotted time, it shall expire. The building official may extend the permit application one time for a period up to 180 days. The request must be in writing and demonstrate the circumstances beyond the applicant's control that delayed the application. In order to renew action on an expired application, the applicant shall submit new plans and pay a new plan review fee.

In order for a construction permit to remain active, work must commence within 180 days after the permit is issued and remain continuously in progress. If work is suspended, abandoned or is not diligently progressing for a period up to 180 days, the permit shall expire. The building official may extend the permit expiration one time for up to 180 days if the applicant makes a written request before the expiration demonstrating circumstances beyond the applicant's control. If a permit expires, work may not resume until a new permit is obtained. If the period of expiration is less than 180 days, no changes are made to the plans and the original plans and specifications may be utilized, the applicant shall pay half the required amount for a new permit. Otherwise, the applicant must pay the full amount.

FINDINGS – Conditions A, B, C, D, E, F and G.

- 9-1.208 Fee Refunds (CBC 109.6)(CRC R108.5)(CPC 103.4.4)(CMC 114.6)(CEC 80.19)**
The building official may authorize refunding of any fee paid which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application is withdrawn or canceled before any plan review is done.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee and not later than 180 days after the date of fee payment.

FINDINGS - Conditions A, B, C, D, E, F and G.

- 9-1.213** *Automatic Fire Sprinkler Systems (CRC R313.1 and R313.2)*
Automatic sprinkler systems shall be required in one- and two-family dwellings and townhouses where the structure is undergoing a substantial improvement as defined in CBC Chapter 2 and/or if so determined by the RVFD.

FINDINGS – Conditions A, B, C, D, E, F and G.

Amend Chapter 1, Article 5, Section 9-1.501 as follows:

Article 5. Violation, Penalties

9-1.501 Violations, Penalties

- (a) Stop work orders/work without permits or other actions in violations of this Code - For work performed in violation of this Code, an investigation/penalty fee shall be assessed up to three (3) times the construction permit fee. The minimum penalty fee for a permit shall be five hundred (\$500) dollars. This applies to revisions, alterations, or changes on an authorized project where the work done is not within the scope of the originally authorized permit. The fee shall be due whether a permit is issued or not. Additional penalties may be assessed in the event of repeated violations.
- (b) No new construction permits shall be issued for work on a property unless all existing violations and expired permits issued for work on such property are cleared by abatement, issue or reinstatement of a permit.
- (c) The penalties imposed in this section are in addition to any penalties that may be imposed pursuant to other provisions of this Code.

FINDINGS - Conditions A, B, C, D, E, F and G.

Amend Chapter 4, Section 9-4.01 as follows:

Chapter 4

UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO BUILDINGS AND STRUCTURES

9-4.01 Underground Utilities

All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial

improvement as defined by CBC Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. This applies to both commercial and residential property.

FINDINGS - Conditions B and C.

As required by the California Health and Safety Code Section 17958.7, the proposed amended State Construction Codes set forth each of the modifications to the State Construction Codes to which all the above findings refer.

I, the undersigned, hereby certify the foregoing is a full, true, and complete copy of a resolution duly passed and adopted by the Town Council of the Town of San Anselmo at a regular meeting thereof held on the 12th day of November, 2013, by the following vote:

AYES: Coleman, Dahlgren, Greene, Kroot, McInerney


NOES: None

ABSENT: None



Mayor
Kay Coleman

ATTEST



Town Clerk
Joanne Kessel
for Barbara Chambers

TOWN OF SAN ANSELMO
RESOLUTION NO. 4052

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
ADOPTING FINDINGS OF FACT AND CONFIRMING NEED
FOR CHANGE OR MODIFICATIONS
TO THE STATE BUILDING STANDARDS
CODE BECAUSE OF LOCAL CONDITIONS**

**WHEREAS, THE TOWN COUNCIL IS ADOPTING AN ORDINANCE MAKING THE
FOLLOWING CHANGES OR MODIFICATIONS:**

Pursuant to Sections 17958.5, 17958.7 and 18941.5 of the State of California Health and Safety Code, the Town Council of the Town of San Anselmo in its ordinance adopting and amending the 2013 California Fire Code, which consists of certain portions of the 2012 edition of the International Fire Code as amended by the State Building Standards Commission, Appendix A of the 2012 edition of the International Wildland-Urban Interface Code as adopted and amended, changes or modifies certain provisions of the 2013 California Building Standards Code (Title 24, Part 9) as it pertains to the regulation of buildings used for human habitation. A copy of the text of such changes or modifications is attached.

Pursuant to Sections 17958.5, 17958.7, and 18941.5 of the State of California Health and Safety Code, the Town Council of the Town of San Anselmo has determined and finds that the attached changes or modifications to the 2013 California Building Standards Code are needed and are reasonably necessary because of local climatic, geographic and topographic conditions.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

The Town Council of the Town of San Anselmo makes the following findings of fact and, for the reasons set forth below, confirms the need for changes and modifications to the State Building Standards Code due to local conditions:

PROFILE OF THE TOWN OF SAN ANSELMO:

The Town of San Anselmo encompasses an area of 2.7 square miles with a resident population of approximately 12,400. The physical location of the Town is in the central part of Marin County, in the northern portion of the Ross Valley.

The placement of commercial development has been limited to the valley floor area with the residential communities extending out and up into the steep canyons and hills which surround the valley on both the north and south sides.

Travel into and out of the area is accomplished through two lane roads, which are the main arteries of commuter traffic to the bay area commercial centers.

The Town Council recognizes the fact that Marin County has been plagued many times since the late 1800's and early 1900's by brush and forest fires which not only threaten destruction, but on a number of occasions devastated large portions of communities. The desire of the community to preserve natural vegetation has resulted in the encroachment of brush and grass on fire roads, trails, breaks and streets within the Town, thus rendering such separations ineffective against the spread of fires and safe egress. Natural growth, which is highly flammable during the drier months of the year, encroaches upon many properties, thus posing a potential fire threat to many structures and creating a substantial hindrance to the control of such fires.

With the given profile of the Town of San Anselmo and based on research performed by members of the Ross Valley Fire Department staff, the Town has established certain requirements, which were developed to increase the level of safety and reduce the level of exposure to the citizens of the Town as well as protect the buildings (investments) within its boundaries. The following points were established as factors which caused concern and are herein established and submitted as the "Findings of Fact":

1. CLIMATIC:

a. Precipitation. The normal year's rainfall is approximately 30 to 50 inches on the average calendar year. The area has been subject to extended periods of drought and less than normal rainfall as well as intense rains, which have caused local flooding and damage from geotechnical failure (landslides). Approximately ninety percent (90%) of the annual rainfall occurs during the months of November through April, and 10% from May through October.

b. Relative Humidity. Moisture in the air, also known as relative humidity, changes significantly during any given day. Humidity generally ranges from 50% during daytime hours to 85% at night. It drops to 30% during the summer months and occasionally drops lower. During periods when the area experiences easterly hot, dry winds, the relative humidity drops significantly, thus creating a greater danger.

c. Temperatures. Average summer highs are in the 75 degree to 85 degree range. There are weather periods where temperatures can rapidly reach 100 degrees and have been recorded even higher.

d. Winds. Prevailing winds are generally from the West. However, winds are experienced from virtually every direction at one time or another, due to topography. Velocities are generally in the 5 – 15 mph range, gusting to 10 – 30 mph, particularly during the summer months. Extreme winds, up to 50 mph, have been known to occur.

e. Summary. The climate (weather patterns) within the Town of San Anselmo is predominantly affected by the marine influence of the Pacific Ocean. During the summer months, the southerly exposed slopes and open fields become dry with seasonal grasses, which present a fuel for the rapid spread of fire. The Northerly slopes are heavily wooded and present a moderate to heavy fuel load with respect to fire danger. These local climactic conditions affect the acceleration, intensity, and size of fire in the community. Times of little or no rainfall, of low humidity and high temperatures create extremely hazardous conditions.

Furthermore, winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one another and wildland areas. All water storage and supply comes from reservoirs and lakes within the county, and are affected by the climate accordingly.

2. GEOLOGICAL and TOPOGRAPHICAL:

a. Geographic. The geographical features in and around the Town of San Anselmo are a source of enjoyment for our residents. The mountain, hills, and valleys provide a natural beauty to the area with forested hills and golden yellow meadows leading up to them. These geographic features form the backdrop for the residential and commercial communities and dictate the locations of roadways and building locations. These geographic features also create barriers, which negatively affect accessibility and influence fire behavior during major conflagrations. Many structures (new and old) are constructed of highly combustible material, which offer little resistance to fire and could contribute to the spread of fire. For practical and cost reasons, new structures are built of wood (type V) construction. The potential for conflagration exists with the density of the various specific areas of the Town. The concentrated commercial and residential occupancies cause concern when considering the "exposure" elements of building to building to grass and brush areas of the Town.

b. Seismic Location. The Town of San Anselmo lies within the recognized seismic design category E and F. While the area has experienced several significant seismic events, there has been a minimum of damage. The Town sits between two active earthquake faults (San Andreas and Hayward) and numerous potentially active faults. The potential for great damage exists, and must be considered as a real threat.

c. Size and Population The Town of San Anselmo encompasses an area of 2.7 miles with a resident population of approximately 12,400. The Town is served by the Ross Valley Fire Department. Ross Valley Fire has four (4) stations (two of which are in San Anselmo, one each in Fairfax and Ross), 33 fire personnel (serving the Towns of Fairfax, Ross, San Anselmo and the Sleepy Hollow Fire Protection District), with diverse responsibilities including wildland, urban, and paramedical.

d. Roads and Streets. Several of the heavily populated areas have limited roadways and escape routes. The Town of San Anselmo has numerous narrow, winding roads, some barely passable with modern fire apparatus, causing access problems and extended travel times especially in the older hillside sections of the jurisdiction. The accessibility for fire department apparatus is of concern due to the lack of turnouts and roadway widths which increase response time.

e. Topography. The Departments service area is a conglomeration of oak plains, hills, valleys and ridges. The flatter lands are found in the center portion of the service area and approximately half of the residential development is in this area. The other half of the service area with residential development consists of hillsides with slopes ranging from approximately 15-30% and 30+%. These hazardous conditions present an exceptional and continuing fire danger to the residents of the community due to the difficulty of the terrain

and topography of the area, much of it consisting of boxed canyons with steep, brush covered slopes; narrow winding streets used by residents of the area and the Fire Department for ingress and egress, steep hills which hinder Fire Department response time; older and inadequate water systems in certain areas of the community; and the location of buildings and structures with relation to these dangerous areas. The water supply for domestic and fire flow systems within the Town are directly affected by the topographical layout of the Town. The supply of water comes from lakes, which are managed by a public utility district responsible for maintaining an adequate supply. The water distribution system within the Town is very old in some areas served by mains, which are inadequate in size to provide water for fire protection. The valley floor is served by mains which contain an exceptionally large volume of water for fire protection. The Town of San Anselmo has a base elevation of approximately 46 feet and extends to areas in excess of 1100 feet above sea level.

f. Vegetation. The Town Council recognizes that the Town of San Anselmo has within its borders and along its boundaries, significant areas of grass, brush and heavily forested lands. In addition, the natural vegetation of the area has been altered by the addition of ornamental trees and shrubs, which are not native and add fuel around the houses and buildings of our community. The south facing exposure is primarily annual grasses and highly flammable brush, with occasional clumps of bay and oak trees in the more sheltered pockets. The north facing slopes are heavily wooded from lower elevations to ridge with oak and bay trees and minor shrubs of the general chaparral class. Expansion of the residential community into areas of heavier vegetation has resulted in homes existing in close proximity to dense natural foliage. Often such dwellings are completely surrounded by highly combustible vegetation compounding the potential fire danger. Of particular recent notice is the increase in dead down fuel and ladder accumulation directly associated with the dead oak syndrome.

g. Summary. The above local geographic and topographic conditions increase the magnitude, exposure, accessibility problems, and fire hazards presented to the Fire Department.

Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself.

The valley floor has zones recognized by the Federal Emergency Management Agency as flood zones. During times of intense rainfall, flooding and landslides have occurred which have destroyed structures and threatened lives. Within the past decade, these events have caused the local government to declare disasters and seek state and federal assistance.

Some of the existing structures in the commercial areas of the Town lack the required firewall separation. These structures cause concern to the Fire Department because of the potential for major conflagration. As these structures are replaced, the exposure potential will be significantly reduced.

Several other variables may tend to intensify a fire incident, such as the extent of damage to the water system; the extent of roadway damage and/or amount of debris blocking the roadways; climatic conditions (hot, dry weather with high winds); time of day

which influences the amount of traffic on roadways and could intensify the risk to life during normal business hours; and the availability of timely mutual aid or military assistance.

Conclusion: Local climatic, geographic and topographic conditions impact fire prevention efforts, and the frequency, spread, acceleration, intensity, and size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore it is found to be reasonably necessary that the California Fire Code, the International Wildland-Urban Interface Code, and the State Building Standards Code be changed or modified to mitigate the effects of the above conditions.

Furthermore, California Health and Safety Code Section 17958.7 require that each modification or change be expressly tied to specific local climatic, geographic and topographic conditions. The following table provides a list of the code sections that have been modified pursuant to Town of San Anselmo Ordinance No. _____. For each code modification, the table provides the local conditions that require the change.

Section Number:	Local climatic, geological and topographical conditions
102.5	1a, 1b, 1e, 2a, 2b, 2d, 2e
102.7.3	2c, 2d, 2g
104.1.1	1e, 2g
104.12	2c, 2g
104.13	2c, 2d, 2g
105.6.47	1e, 2a, 2b, 2d, 2e, 2f
105.7.17	1e, 2a, 2b, 2d, 2e, 2f
202(c)	1e, 2a, 2b, 2d, 2e, 2f
202(s)	1e, 2a, 2b, 2d, 2e, 2f
202(T)	1e, 2a, 2b, 2d, 2e, 2f
302.1	2b, 2d, 2e, 2g
319.1	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
319.2	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
319.3	2b, 2d, 2e, 2g
319.4	2b, 2d, 2e, 2g
320.1	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
320.2	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
401.1.1	2b, 2c, 2d, 2g
402.1	2b, 2c, 2d, 2g
408.1.1	2b, 2c, 2d, 2g
408.8.4	2b, 2c, 2d, 2g
501.4	1a, 1b, 1c, 1e, 2a, 2f
502.1	1a, 1b, 1c, 1e, 2a, 2f
503.1.4	1a, 1b, 1c, 1e, 2a, 2f
503.1.5	2a, 2d, 2e, 2g
503.2.6.1	2a, 2d,
503.4	2a, 2d
503.4.2	2a, 2d
503.6.1	2a, 2d
503.6.2	2a, 2d
506.1	2a, 2d, 2e, 2g

507.1.2	2a, 2d, 2e, 2g
507.5.1	1e, 2a, 2b, 2c, 2d, 2e, 2f, 2g
507.5.7	2a, 2c, 2f
605.11.2.1	2a, 2b, 2d, 2e, 2f
605.11.5	2a, 2b, 2d, 2e, 2f
605.11.5.1	2a, 2b, 2d, 2e, 2f
605.11.6	2a, 2b, 2d, 2e, 2f
901.7	1a, 1b, 1e, 2a, 2b, 2d, 2e
903.2	1a, 1b, 1e, 2a, 2b, 2d, 2e
903.3	1a, 1b, 1e, 2a, 2b, 2d, 2e
906.11	1e, 2g
907.2	2c, 2d, 2g
907.2.11	1e, 2g
907.8.5.1	1e, 2g
4906.2	1a, 1b, 1c, 1d, 1e, 2a, 2c, 2d, 2e, 2f, 2g
4907.1	1a, 1b, 1c, 1d, 1e, 2a, 2c, 2d, 2e, 2f, 2g
4907.2	1a, 1b, 1c, 1d, 1e, 2a, 2c, 2d, 2e, 2f, 2g
4907.3	1a, 1b, 1c, 1d, 1e, 2a, 2c, 2d, 2e, 2f, 2g
4907.4	1a, 1b, 1c, 1d, 1e, 2a, 2c, 2d, 2e, 2f, 2g
A104.11	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
A104.12	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f
A104.13	1a, 1b, 1c, 1e, 2a, 2d, 2e, 2f

I, the undersigned, hereby certify that the foregoing is a full, true, and complete copy of a resolution duly passed and adopted by the Town Council of the Town of San Anselmo at a regular meeting thereof held on the 12th day of November, 2013, by the following vote:


AYES: Coleman, Dahlgren, Kroot, McInerney

NOES: Greene

ABSENT: None


 Mayor Kay Coleman

ATTEST:


 Barbara Chambers, Town Clerk
 Joanne Kessel for Barbara Chambers